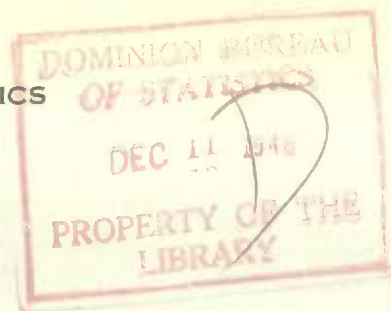


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DOMINION BUREAU OF STATISTICS
OTTAWA - CANADA



HOUSING BULLETIN NO. 10

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO OCTOBER 31, 1948

PUBLISHED BY AUTHORITY OF THE RT. HON. C. D. HOWE, M.P.,
MINISTER OF TRADE AND COMMERCE

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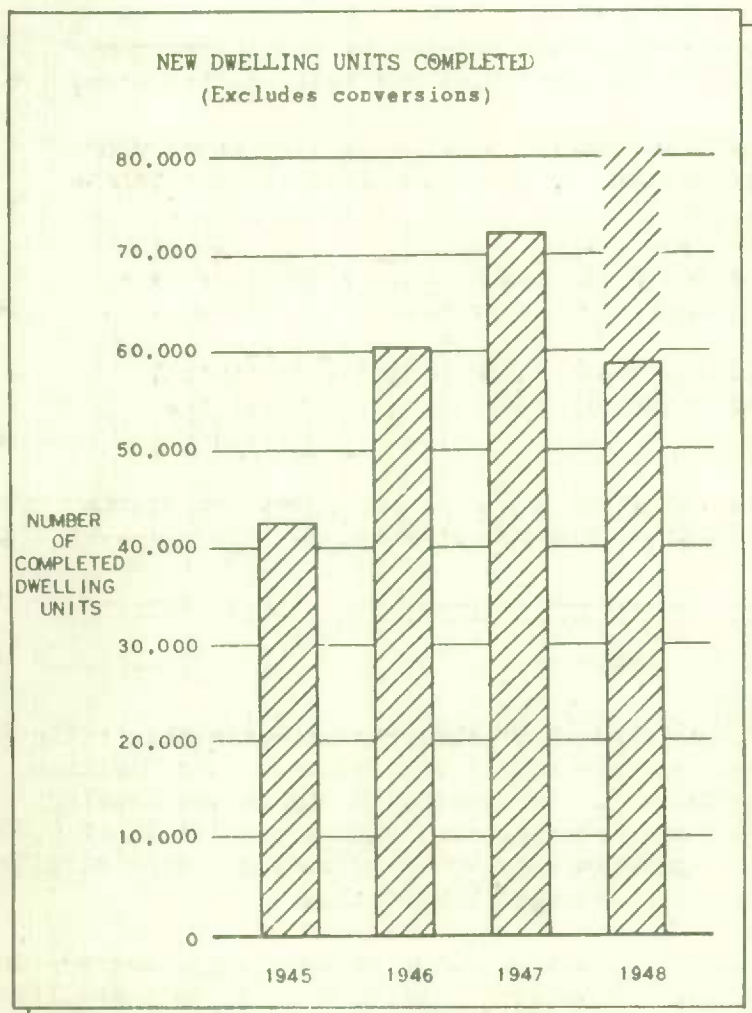
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HOUSING BULLETIN NO. 10

The number of dwelling units completed in Canada in the first ten months of 1948 is estimated at 58,402. During that time construction was commenced on 78,553 units and the number under construction stood at 62,890 units at the end of October. For the first time since April, completions have exceeded starts.

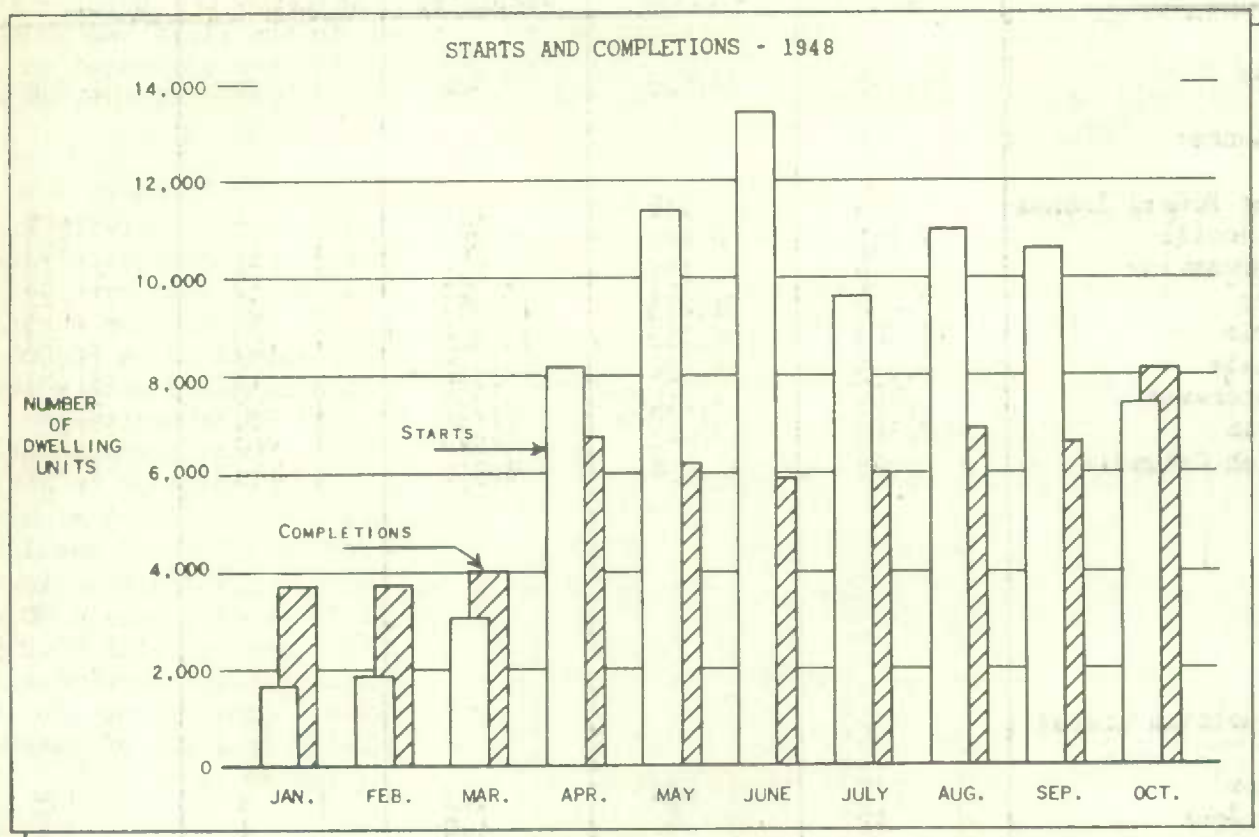


In 1948, there has been greater activity in the residential construction field than ever before. Completions during 1948 should reach 80,000 units compared with a total of 72,346 units in 1947. Meanwhile, starts are being made at an even greater rate and the carry-over into 1949 of dwelling units under construction will probably exceed 50,000, compared with 42,215 units brought forward into 1948. Conversions are excluded from all of these estimates.

The average length of time required to build the dwelling units completed in October was 6.1 months. This is a slight increase over the low of 5.4 months reached in September and may be attributed to a shift in emphasis from starts to completions. Quite a number of the dwelling units now being completed have been under construc-

tion for some time and efforts are now being made to get them ready for winter occupancy.

It is estimated from the types of dwelling units being constructed that 26% of those completed in the first ten months of 1948 are for rental purposes and that the remainder will be owner-occupied. The proportion of rental units has been decreasing since the beginning of the year, the earliest estimate being 33% for the first three months (Housing Bulletin No. 2) and has always been less than the estimate of 38% for all units in Canada (Housing Bulletin No. 8).



These estimates, as well as other statistics contained in this bulletin, are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the cooperation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

In some of the tables, there appears a column headed "adjustments". These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada,
the provinces, and metropolitan areas
during the first ten months of 1948

	Under construction January 1	January 1 to October 31		Adjustments	Under construction October 31
		Started	Completed		
Canada	42,215	78,553	58,402	+ 524	62,890
Provinces:					
Prince Edward Island	209	214	157	- 1	265
Nova Scotia	2,161	2,872	1,847	+ 27	3,213
New Brunswick	736	2,131	1,461	- 13	1,393
Quebec	9,076	21,279	15,873	- 24	14,458
Ontario	17,243	25,716	20,811	+ 109	22,257
Manitoba	2,315	4,684	3,326	- 13	3,660
Saskatchewan	1,469	3,214	2,337	+ 40	2,386
Alberta	2,310	8,005	3,680	+ 266	6,901
British Columbia	6,696	10,438	8,910	+ 133	8,357
Metropolitan Areas:					
Halifax	275	658	363	+ 5	575
Saint John	82	260	109	- 1	232
Montreal	4,434	10,464	6,592	+ 22	8,328
Quebec	816	612	848	+ 4	584
Hamilton	887	1,229	1,069	+ 30	1,077
London	543	848	631	- 8	752
Ottawa	973	994	989	- 7	971
Toronto	3,467	5,020	3,438	- 3	5,046
Windsor	535	889	498	-	926
Winnipeg	2,100	2,698	2,247	- 5	2,546
Vancouver	4,365	6,337	5,660	+ 7	5,049
Victoria	1,002	1,034	1,039	+ 7	1,004

Table 2.- Construction of dwelling units in rural and urban areas by regions,
during the first ten months of 1948

	Under construction January 1	January 1 to October 31		Adjustments	Under construction October 31
		Started	Completed		
Canada	42,215	78,553	58,402	+ 524	62,890
urban	34,716	60,156	44,399	+ 228	50,701
5000 or more	29,510	49,433	36,997	- 88	41,858
under 5000	5,206	10,723	7,402	+ 316	8,843
rural	7,499	18,397	14,003	+ 296	12,189
non-farm	6,314	14,103	11,212	+ 3	9,208
farm	1,185	4,294	2,791	+ 293	2,981
Maritime Provinces	3,106	5,217	3,465	+ 13	4,871
urban	1,836	2,866	1,919	- 10	2,773
5000 or more	1,433	2,239	1,367	- 10	2,295
under 5000	403	627	552	-	478
rural	1,270	2,351	1,546	+ 23	2,098
non-farm	991	1,806	1,224	+ 23	1,596
farm	279	545	322	-	502
Quebec	9,076	21,279	15,873	+ 24	14,458
urban	7,866	16,915	12,331	+ 26	12,476
5000 or more	6,324	14,345	9,945	+ 50	10,674
under 5000	1,542	2,570	2,386	+ 76	1,802
rural	1,210	4,364	3,542	+ 50	1,982
non-farm	984	3,720	2,862	+ 50	1,792
farm	226	644	680	-	190
Ontario	17,243	25,716	20,811	+ 109	22,257
urban	12,857	18,579	14,448	+ 10	16,998
5000 or more	10,847	16,238	12,100	+ 11	14,974
under 5000	2,010	2,341	2,348	+ 21	2,024
rural	4,386	7,137	6,363	+ 99	5,259
non-farm	3,795	5,726	5,353	+ 30	4,198
farm	591	1,411	1,010	+ 69	1,061
Prairie Provinces	6,094	15,903	9,343	+ 293	12,947
urban	5,879	12,612	7,627	+ 69	10,933
5000 or more	4,966	8,520	6,148	+ 74	7,264
under 5000	913	4,092	1,479	+ 143	3,669
rural	215	3,291	1,716	+ 224	2,014
non-farm	126	1,635	937	-	824
farm	89	1,656	779	+ 224	1,190
British Columbia	6,696	10,438	8,910	+ 133	8,357
urban	6,278	9,184	8,074	+ 133	7,521
5000 or more	5,940	8,091	7,437	+ 57	6,651
under 5000	338	1,093	637	+ 76	870
rural	418	1,254	836	-	836
non-farm	418	1,216	836	-	798
farm	-	38	-	-	38

Table 3.- Monthly starts and completions, first ten months of 1948.

Canada and the provinces

	STARTS									
	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.
CANADA	1,675	1,894	3,109	8,274	11,407	13,409	9,684	11,013	10,651	7,437
Provinces:										
Prince Edward Island	-	-	-	15	30	20	43	93	13	-
Nova Scotia	42	12	37	326	439	478	342	678	332	186
New Brunswick	11	-	3	146	530	484	346	176	341	94
Quebec	251	590	1,355	2,800	3,019	3,613	2,227	2,270	3,079	2,075
Ontario	610	397	796	2,845	3,762	3,740	3,773	3,361	3,673	2,759
Manitoba	51	21	53	231	958	1,043	582	955	553	237
Saskatchewan	48	21	9	116	460	697	474	516	286	587
Alberta	80	98	72	244	1,137	1,824	769	1,619	1,473	687
British Columbia	582	755	784	1,551	1,072	1,510	1,128	1,345	899	812

	COMPLETIONS									
	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.
CANADA	3,736	3,778	4,055	6,729	6,284	5,946	6,073	6,970	6,667	8,164
Provinces:										
Prince Edward Island	9	-	27	36	6	18	14	28	5	14
Nova Scotia	64	105	82	129	191	345	99	278	150	404
New Brunswick	91	69	49	112	103	69	200	189	266	313
Quebec	564	798	1,525	1,978	1,267	1,556	2,067	2,062	1,988	2,068
Ontario	1,534	1,451	1,113	2,708	2,803	2,175	2,026	2,404	1,674	2,923
Manitoba	196	230	229	324	503	403	297	301	537	306
Saskatchewan	154	106	129	233	296	234	127	174	308	576
Alberta	260	340	255	361	426	329	196	302	691	520
British Columbia	864	679	646	848	689	817	1,047	1,232	1,048	1,040

Table 4.-Monthly completions during the first ten months of 1948 by average length of time under construction, for provinces and metropolitan areas

	Average Time Under Construction (in months)									
	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.
Canada	7.3	7.1	7.5	7.7	7.2	6.8	6.1	6.2	5.4	6.1
Provinces:										
Prince Edward Island	7.3	-*	8.6	8.8	7.8	5.1	11.0	11.2	4.8	4.0
Nova Scotia	8.2	8.7	10.7	8.7	6.9	7.8	11.9	6.8	7.1	6.0
New Brunswick	6.1	7.3	8.8	7.1	4.9	7.5	3.3	3.2	4.6	6.3
Quebec	7.3	5.9	6.9	7.2	7.1	6.2	4.5	4.6	4.2	5.1
Ontario	7.1	6.9	7.3	7.4	6.7	7.1	7.4	6.8	7.0	6.6
Manitoba	6.0	7.0	7.5	8.7	8.2	7.9	7.6	4.8	5.3	6.2
Saskatchewan	7.4	7.6	7.6	8.7	7.9	6.2	6.2	6.5	4.2	4.8
Alberta	6.8	7.1	7.6	8.0	8.2	8.1	6.5	7.7	4.8	5.0
British Columbia	8.1	8.2	8.3	8.3	8.1	6.6	7.0	7.7	6.3	7.7
Metropolitan Areas:										
Halifax	6.6	6.6	9.0	8.5	7.1	11.0	9.5	10.3	7.4	7.8
Saint John	2.8	6.4	8.2	6.3	8.0	5.0	10.7	6.1	10.8	2.6
Montreal	8.0	5.8	7.6	7.6	7.5	6.6	7.3	6.2	6.3	5.5
Quebec	7.3	7.4	6.4	5.9	7.9	7.6	6.4	3.9	4.2	4.4
Hamilton	8.2	9.1	8.8	8.3	8.8	10.2	8.9	9.8	9.1	7.8
London	9.4	6.6	6.8	7.0	6.7	6.4	6.9	8.5	6.5	7.1
Ottawa	7.7	6.6	7.2	7.2	8.5	10.7	9.0	9.1	9.7	10.8
Toronto	7.2	6.9	7.9	7.5	10.0	8.9	8.5	8.2	7.7	7.2
Windsor	6.9	6.5	7.2	5.0	7.3	6.9	7.7	6.4	6.5	6.1
Winnipeg	6.2	7.6	7.6	8.8	8.9	9.9	10.5	8.5	7.8	7.0
Vancouver	8.2	8.3	8.4	8.3	8.3	7.6	7.1	7.1	6.3	7.3
Victoria	8.8	9.0	8.8	8.8	7.6	7.8	8.0	9.5	10.1	8.6

* No completions

Table 5.-Dwelling units completed during **October**
by time under construction for Canada,
the provinces and metropolitan areas

	Total	MONTHS				1 year or more	unknown
		1-3	4-6	7-9	10-12		
CANADA	8,164	1,985	3,897	729	734	809	10
Provinces:							
Prince Edward Island	14	-	14	-	-	-	-
Nova Scotia	404	208	95	16	15	70	-
New Brunswick	313	26	189	-	96	2	-
Quebec	2,068	573	1,054	251	32	158	-
Ontario	2,923	589	1,335	246	489	256	8
Manitoba	306	34	211	2	23	34	2
Saskatchewan	576	297	189	2	9	79	-
Alberta	520	79	389	23	7	22	-
British Columbia	1,040	179	421	189	63	188	-
Metropolitan Areas:							
Halifax	50	-	19	16	15	-	-
Saint John	17	11	6	-	-	-	-
Montreal	700	81	469	93	31	26	-
Quebec	100	34	51	12	-	3	-
Hamilton	134	5	72	20	17	19	1
London	50	1	30	9	8	2	-
Ottawa	137	11	19	14	47	46	-
Toronto	555	39	287	75	89	65	-
Windsor	55	8	31	-	5	6	5
Winnipeg	206	26	120	2	22	34	2
Vancouver	691	149	307	81	36	118	-
Victoria	124	18	45	17	16	28	-

Table 6.-Dwelling units completed during October, by time under construction, as a percentage of total completions for Canada and regions^{*}

	Total	MONTHS				1 year or more
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
CANADA	100	24	48	9	9	10
Regions:						
Maritimes	100	32	41	2	15	10
Quebec	100	28	51	12	1	8
Ontario	100	20	46	8	17	9
Prairies	100	29	56	2	3	10
British Columbia	100	17	41	18	6	18

* Dwellings for which the length of time under construction is unknown have been omitted from the calculation of percentages.

Table 7.- Completions during the first ten months of 1948 by type of dwelling,
for Canada and the Provinces

	total	one-family detached	two-family detached	terrace	apartment or flat	other
CANADA	58,402	47,646	3,286	1,159	6,132	179
Provinces:						
Prince Edward Island	157	137	-	-	20	-
Nova Scotia	1,847	1,672	-	4	171	-
New Brunswick	1,461	1,273	118	-	18	52
Quebec	15,873	7,791	2,664	1,098	4,213	107
Ontario	20,811	19,528	246	57	964	16
Manitoba	3,326	3,160	38	-	128	-
Saskatchewan	2,337	2,327	2	-	8	-
Alberta	3,680	3,409	136	-	135	-
British Columbia	8,910	8,349	82	-	475	4

Table 8.- Rental units completed under the management of
Central Mortgage and Housing Corporation
during the first ten months of 1948*

	total	single dwelling	apartments or flats	other
CANADA	6,431	5,963	468	-
Provinces:				
Prince Edward Island	-	-	-	-
Nova Scotia	-	-	-	-
New Brunswick	178	171	7	-
Quebec	674	444	230	-
Ontario	2,725	2,519	206	-
Manitoba	603	603	-	-
Saskatchewan	746	746	-	-
Alberta	614	614	-	-
British Columbia	891	866	25	-

* Wartime Housing Limited and Housing Enterprises Limited.

Table 9.- Construction of dwelling units during
the first ten months of 1948
in urban centres of 5000 or more

	Under construction January 1	January 1 to October 31		Adjustments	Under construction October 31
		Started	Completed		
Prince Edward Island:					
Charlottetown	59	74	66	-	67
Summerside	10	14	7	- 1	16
Nova Scotia:					
Amherst	9	56	7	-	58
Halifax	275	658	363	+ 5	575
New Glasgow	32	74	13	-	93
Springhill	9	34	18	-	25
Stellarton	10	70	6	- 1	73
Sydney	532	200	236	-	496
Truro	67	135	108	-	94
Yarmouth	18	50	13	-	55
New Brunswick:					
Campbellton	91	63	95	-	59
Edmundston	19	55	43	- 1	30
Fredericton	123	262	116	- 11	258
Moncton	97	234	167	-	164
Saint John	82	260	109	- 1	232
Quebec:					
Asbestos	13	131	78	- 4	62
Chicoutimi	15	82	59	-	38
Drummondville	45	107	124	-	28
Granby	87	99	151	- 2	33
Grand'Mere	27	148	116	- 4	55
Hull	108	172	128	- 1	151
Joliette	64	110	102	-	72
Jonquiere	36	97	82	-	51
Kenogami	4	24	9	-	19
Lachute	5	73	44	- 16	18
La Tuque	15	39	14	-	40
Magog	10	29	27	-	12
Montreal	4,434	10,464	6,592	+ 22	8,328
Quebec	816	612	848	+ 4	584
Rimouski	33	118	71	-	80
Riviere du Loup	18	27	36	-	9
Rouyn	36	-	-	-	36
St. Hyacinthe	48	121	91	- 1	77
St. Jean	28	102	47	-	83
St. Jerome	29	103	85	-	47
St. Joseph d'Alma	10	115	87	-	38
St. Joseph de Grantham	9	100	54	-	55

	Under construction January 1	January 1 to October 31		Adjustments	Under construction October 31
		Started	Completed		
Quebec: (concl'd)					
Shawinigan Falls	62	169	120	- 14	97
Sherbrooke	129	417	335	+ 1	212
Sorel	11	8	13	-	6
Thetford Mines	4	44	20	-	28
Trois Rivieres	119	603	352	- 33	337
Valleyfield	28	81	88	- 2	19
Victoriaville	81	150	172	-	59
Ontario:					
Barrie	50	120	79	-	91
Belleville	116	353	193	-	276
Brampton	47	30	49	-	28
Brantford	228	280	248	-	260
Brockville	28	24	30	-	22
Chatham	143	152	140	-	155
Cobourg	29	84	35	-	78
Collingwood	82	55	94	-	43
Cornwall	63	131	106	+ 1	89
Dundas	11	23	18	-	16
Fort Erie	19	62	23	- 1	57
Fort Frances	22	48	38	-	32
Fort William	124	253	144	-	233
Galt	172	94	163	-	103
Guelph	163	152	172	-	143
Hamilton	887	1,229	1,069	+ 30	1,077
Hawkesbury	5	20	9	-	16
Ingersoll	33	32	27	- 4	34
Kenora	49	21	38	-	32
Kingston	153	171	173	-	151
Kitchener	422	713	431	+ 4	708
Leamington	39	54	57	-	36
Lindsay	74	44	86	-	32
London	543	848	631	- 8	752
Midland	70	24	76	-	18
Niagara Falls	189	318	236	- 11	260
North Bay	46	114	62	- 3	95
Orillia	36	114	66	+ 3	87
Oshawa	156	192	187	- 4	157
Ottawa	973	994	989	- 7	971
Owen Sound	88	121	126	-	83
Parry Sound	3	13	9	-	7
Pembroke	23	115	37	-	101
Peterborough	164	298	158	- 2	302
Port Arthur	97	270	159	-	208
Port Colborne	22	19	19	- 1	21
Port Hope	74	56	86	-	44
Preston	43	22	38	- 1	26

	Under construction January 1	January 1 to October 31		Adjustments	Under construction October 31
		Started	Completed		
Ontario: (concl'd)					
Kenfrew	10	47	13	-	44
St. Catharines	293	506	391	- 7	401
St. Thomas	35	167	56	- 2	144
Sarnia	215	572	292	-	495
Sault Ste. Marie	188	322	285	-	225
Simcoe	40	55	55	-	40
Smith's Falls	9	34	9	-	34
Stratford	52	109	51	-	110
Sudbury	64	182	143	- 2	101
Thorold	36	102	42	- 1	95
Timmins	106	52	122	-	36
Toronto	3,467	5,020	3,438	- 3	5,046
Trenton	110	142	142	-	110
Welland	82	211	127	+ 8	174
Whitby	45	21	43	-	23
Windsor	535	889	498	-	926
Woodstock	74	144	92	-	126
Manitoba:					
Brandon	63	173	99	-	137
Portage la Prairie	26	4	27	-	3
Winnipeg	2,100	2,698	2,247	- 13	2,538
Saskatchewan:					
Moose Jaw	110	135	122	- 4	119
North Battleford	65	60	57	-	68
Prince Albert	63	157	90	- 2	128
Regina	337	300	373	- 10	254
Saskatoon	436	517	606	- 31	316
Swift Current	64	134	92	- 6	100
Weyburn	7	70	14	-	63
Yorkton	59	154	102	-	111
Alberta:					
Calgary	706	1,533	963	- 4	1,272
Edmonton	581	2,063	996	- 4	1,644
Lethbridge	173	283	173	-	278
Medicine Hat	176	239	182	-	233
British Columbia:					
Kamloops	53	34	66	- 2	19
Kelowna	103	160	165	- 1	97
Nanaimo	177	156	172	-	161
Nelson	16	22	18	-	20
Prince George	115	22	136	- 1	-
Prince Rupert	10	1	6	-	5
Trail	52	156	83	+ 48	173
Vancouver	4,365	6,337	5,660	+ 7	5,049
Vernon	47	169	92	- 1	123
Victoria	1,002	1,034	1,039	+ 7	1,004

Appendix 1 : Definitions

(a) Coverage

The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. This means that seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Furthermore, dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Type of dwelling

The definitions which apply to the different types of dwelling are as follows:

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as the living quarters occupied by one household or family. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 percent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas was given in Housing Bulletin No. 1, pp. 13-15.



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